087.0	0006	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 901,400 / 901,400
					USE VALUE: 901,400 / 901,400
					ASSESSED: 901,400 / 901,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOR STEPHEN & MADELINE
Owner 2:	TRUSTEES/CONNOR FAMILY TRUST
Owner 3:	
Street 1:	56 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNOR STEPHEN & MADELINE -
Owner 2:	-
Street 1:	56 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 2072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11800.000	359,600		541,800	901,400
Total Card	0.271	359,600		541,800	901,400
Total Parcel	0.271	359,600		541,800	901,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.04 | /Parcel: 435.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55282
GIS Ref:
GIS Ref:
Insp Date: 10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,600	0	11,800.	541,800	901,400	901,400	Year End Roll	12/18/2019
2019	101	FV	270,500	0	11,800.	503,100	773,600	773,600	Year End Roll	1/3/2019
2018	101	FV	270,500	0	11,800.	503,100	773,600	773,600	Year End Roll	12/20/2017
2017	101	FV	270,500	0	11,800.	441,200	711,700	711,700	Year End Roll	1/3/2017
2016	101	FV	270,500	0	11,800.	402,500	673,000	673,000	Year End	1/4/2016
2015	101	FV	263,800	0	11,800.	356,000	619,800	619,800	Year End Roll	12/11/2014
2014	101	FV	263,800	0	11,800.	336,700	600,500	600,500	Year End Roll	12/16/2013
2013	101	FV	276,400	0	11,800.	320,400	596,800	596,800		12/13/2012

!7106!

PRINT

Date	Time
12/10/20	21:46:59

LAST REV

Date	Time
04/11/19	17:36:29

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7106

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNOR STEPHEN	52110-441		1/21/2009	Family	1	No	No		
CONNOR STEPHEN	52090-194		1/15/2009	Family	1	No	No		
CONNOR STEPHEN	30187-167		5/19/1999	Convenience	99	No	No		
	20559-585		5/1/1990		242,150	No	No		Y

USER DEFINED

Prior Id # 1:	55282
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2018	1898	Re-Roof	4,980	C				
7/17/2008	789	Siding	49,000					build new deck/ re
8/18/1995	489	Manual	4,000					REFRAME WALLS/SUNR
8/17/1995	483		10,000					REMODEL KITCHEN
7/10/1995	383	Manual	7,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	TTL REFUSAL	BS	Barbara S
4/9/2009	Entry Denied	189	PATRIOT
4/3/2000	Measured	263	PATRIOT
8/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11800		Sq. Ft.	Site		0	70.	0.66	12									541,798						541,800	

Total AC/HA: 0.27089 | Total SF/SM: 11800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 541,798 | Spl Credit | Total: 541,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	1.00989902
Adj $ / SQ:	146.026
Other Features:	87977
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441813
Depreciation:	82177
Depreciated Total:	359636

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

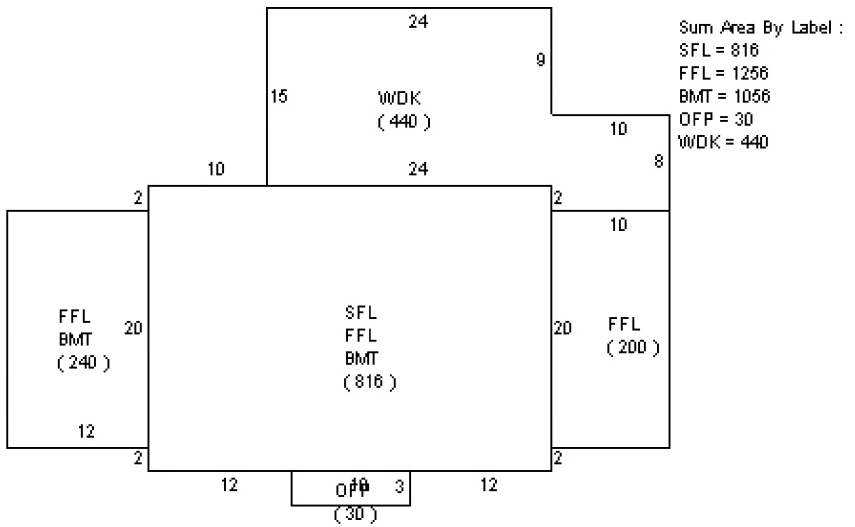
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.03
Special Features:	0	Val/Su Net:	99.94
Final Total:	359600	Val/Su SzAd	173.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,256	146.030	183,409
BMT	Basement	1,056	43.810	46,261
SFL	Second Floor	816	146.030	119,157
WDK	Deck	440	8.350	3,676
OFP	Open Porch	30	44.440	1,333

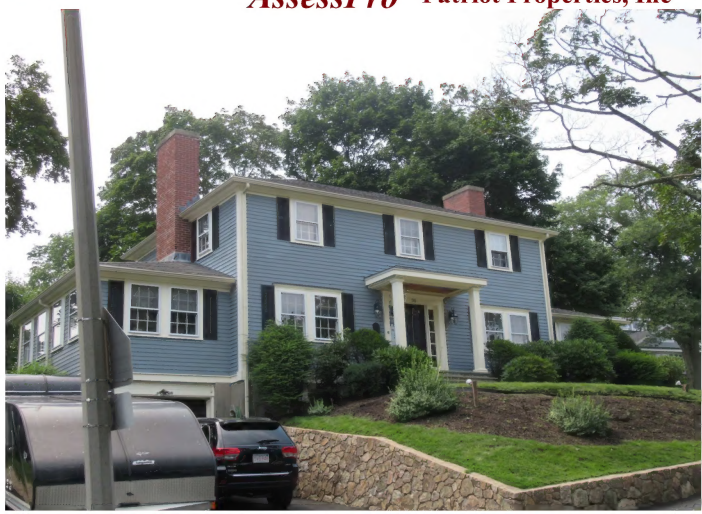
Net Sketched Area:	3,598			Total:	353,836
Size Ad	2072	Gross Are	3598	FinArea	2072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

087.0-0006-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	